



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE November 13, 2015	CONTACT/PHONE Cody Scheel, Project Planner (805) 781-5157 cscheel@co.slo.ca.us	APPLICANT Edward McQuarrie	FILE NO. DRC2014-00138
LOCAL EFFECTIVE DATE November 30, 2015			
APPROX FINAL EFFECTIVE DATE December 18, 2015			
SUBJECT A request by EDWARD MCQUARRIE for a Minor Use Permit / Coastal Development Permit (DRC2014-00138) to allow for the construction of a 768 square foot living area addition and remodel to an existing 2,079 square foot two story single family residence, and construction of approximately 960 square feet of new decking, including a 150 square-foot roof deck located over the rear addition on the southwest corner of the residence. The project will result in the disturbance of approximately 1,100 square feet on a 6,135 square-foot parcel. The project requires the purchase of 379 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 1745 Newhall Avenue, approximately 850 feet southwest of the intersection with Saint James Road, within the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit / Coastal Development Permit DRC2014-00138 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on September 10, 2015 (ED15-090).			
LAND USE CATEGORY: Residential Single Family	COMBINING DESIGNATION Geologic Study Area, Archaeologically Sensitive Area, Local Coastal Program Area & Terrestrial Habitat	ASSESSOR PARCEL NUMBER 023-161-021	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: North Coast Area Plan - Combining Designations, Residential Single Family <i>Does the project meet applicable Planning Area Standards: Yes – see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.01.043 – Appeals to the Coastal Commission (Coastal Appealable Zone) Section 23.07.082 – Geologic Study Area Section 23.07.104 – Archaeologically Sensitive Area Section 23.07.120 – Local Coastal Program Area Section 23.07.160(e) – Sensitive Resource Area (SRA)(TH) Section 23.07.166 – Minimum Site Design and Development Standards Section 23.07.170(b) – Environmentally Sensitive Habitats Section 23.07.176 – Terrestrial Habitat Protection <i>Does the project conform to the Land Use Ordinance Standards: Yes – see discussion</i>			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

<p>FINAL ACTION</p> <p>This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.</p> <p>The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.</p>	
<p>EXISTING USES:</p> <p>Single family residence</p>	
<p>SURROUNDING LAND USE CATEGORIES AND USES:</p> <p><i>North:</i> Residential Single Family / residences <i>East:</i> Residential Single Family / residences</p> <p><i>South:</i> Residential Single Family / residences <i>West:</i> Residential Single Family / residences</p>	
<p>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</p> <p>The project was referred to: Public Works, Building Division, Cambria Community Services District (Water/Sewer/Fire), North Coast Advisory Council & California Coastal Commission</p>	
<p>TOPOGRAPHY:</p> <p>Gently rolling to moderately sloping</p>	<p>VEGETATION:</p> <p>Ornamental landscaping</p>
<p>PROPOSED SERVICES:</p> <p>Water supply: Cambria Community Services District</p> <p>Sewage Disposal: Cambria Community Services District</p> <p>Fire Protection: Cambria CSD Fire Department</p>	<p>ACCEPTANCE DATE:</p> <p>September 10, 2015</p>

DISCUSSION

PROJECT HISTORY:

The existing single family residence was constructed in 1965. The original building permits indicate the original structure was 1,833 square feet. The current scaled floor plans show the residence as being 2,079 square feet. It is assumed that there were minor modifications to the residence made by the previous owners.

The current layout of the residence floor plan includes a separate living unit located on the lower floor with no interior connection between the main upper floor living areas, therefore the existing residence could operate as two separate residences. Because the Coastal Zone Land Use Ordinance (CZLUO) bases density or number of living units on the existing size of the parcel, density requirements in the Residential Single Family land use category do not allow for a second unit to be located on this parcel.

Since this parcel is limited to one single family residence, the applicant has included an interior remodel as part of the project design. The proposed additions and remodel design will eliminate the existing separate lower level living unit by providing an interior access between the lower and upper level living areas so that all of the habitable spaces function as one, two story residence. The proposed project design will meet the applicable density requirements.

PROPOSED PROJECT:

The applicant is proposing to construct a 768 square foot two story addition and remodel to an existing 2,079 square foot two story single family residence. The majority of the addition would be located at the rear of the residence, and approximately 35 square feet of the addition will be for a new foyer located at the front of the residence. The rear portion of the addition includes a dining room extension, two bedrooms, and an office. The project also involves the construction of 162 square feet of new solid decking, 538 square feet of new permeable decking, 110 square foot covered porch, and a 150 square foot roof deck. A majority of the decking would be attached to the new upper story rear addition of the residence, and 188 square feet of permeable decking and the 110 square foot covered porch would be attached to the lower story rear addition. The roof deck would be located over the rear addition on the southwest corner of the residence. Additional fixtures with the remodel include one toilet and one sink (one additional half-bath). The project will result in the disturbance of approximately 1,100 square feet on a 6,135 square-foot parcel.

NORTH COAST PLANNING AREA STANDARDS:

As described below, the project complies with applicable Combining Designations, Cambria Urban Area, and Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Local Coastal Program Area (LCP)

In accordance with the Coastal Zone Land Use Ordinance (CZLUO) section 23.07.120 the project is within the California Coastal Zone as determined by the California Coastal Act of 1976.

Monterey Pine Forest Habitat (Terrestrial Habitat – TH)

The following standards apply to new development proposed within the Terrestrial Habitat Protection (TH) combining designation:

1. **Protection of vegetation.** Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.
2. **Terrestrial habitat development standards:**
 - a) **Re-vegetation.** Native plants shall be used where vegetation is removed.
 - b) **Area of disturbance.** The area to be disturbed by development shall be shown on a site plan. The area in which grading is to occur shall be defined on site by readily-identifiable barriers that will protect the surrounding native habitat areas.

Staff Response: The proposed project complies with the combining designation planning area standards for the Terrestrial Habitat Protection (TH) because there are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.

Cambria Urban Area Standards – Community Wide

Limitation on Development – Water Conservation Requirements

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's (CCSD) service area, or through other verifiable actions to reduce existing water use in the service area.

Staff Response: The project complies with the standard as the applicant submitted a Confirmation of Water and Sewer Availability for Remodel or Transfer of Existing Active Service, dated July 13, 2015, from the CCSD. The project is conditioned to comply with all retrofitting and water requirements of the CCSD.

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District (CCSD). Also, prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD.

Staff Response: The project complies with this standard because the applicant provided a Confirmation of Water & Sewer Availability letter from the CCSD, dated July 13, 2015, and the applicant is conditioned to submit a water and sewer service condition compliance letter prior to final inspection.

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a Fire Plan Review from the Cambria Fire Department.

Staff Response: The project complies with this standard because the applicant provided a Fire Plan Review letter from the Cambria Fire Department, dated July 14, 2015. The project is conditioned to comply with all applicable fire safety requirements.

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department.

Staff Response: The proposed project is conditioned to comply with this standard.

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site.

Staff Response: The proposed project is conditioned to comply with this standard.

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road.

Staff Response: The proposed project is conditioned to comply with this standard.

Archaeological Resource Protection

New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe.

Staff Response: The project site is located in an Archeologically Sensitive Area. An archaeological surface survey was completed for the project site by Thor Conway, Heritage Discovery Inc. on August 12, 2015. The survey yielded positive results of cultural resources on the project site. Based on these results, it is not recommended that Phase II archeological subsurface testing and Phase III mitigation excavations be required for the project. However, it is recommended that a monitoring plan be implemented, and have an archaeologist and Native American monitor all soil disturbance associated with grading cuts and construction excavations associated with the project. As conditioned, the applicant shall implement a monitoring plan and retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan.

Residential Single Family Standards

The following table describes the project's compliance with the applicable height, footprint, gross structural area (GSA), deck, and setback standards of the North Coast Area Plan:

Area: Lodge Hill (Typical Lot, 2 Story Development)
 Lot Size: 6,135 square feet

Slope: Approximately 22%
 Number of trees to be removed: 0

PROJECT REVIEW	ALLOWABLE	EXISTING	PROPOSED	STATUS
HEIGHT (FEET) ¹	28'	19'	22"	OK
FOOTPRINT (SQUARE FEET)	1,987 sf (2,545 sf with TDCs) ²	1,804 sf	2,341 sf ³	OK (with 354 TDCs)
GROSS STRUCTURAL AREA (S.F.)	3,038 sf (3,505 sf with TDCs) ²	2,649 sf	3,417 sf ³	OK (with 379 TDCs)
DECKS (SQUARE FEET) ⁴				
SOLID (10% OF MAX F.P.)	199 sf	N/A	162 sf	OK
PERMEABLE (30% OF MAX F.P.)	596 sf	N/A	538 sf	OK
SETBACKS (FEET)				
FRONT / REAR COMBINED	25' minimum	64'	30'	OK
FRONT	10' minimum	10'	10'	OK
REAR	10' minimum	54'	20'	OK
SIDES (COMBINED)	5' minimum (12')	NW: 3' / SE: 5' (8')	NW: 3' / SE: 5' (8')	OK ⁴

- NOTE:
1. Maximum height is measured from average natural grade.
 2. The amount of square feet allowed in both footprint and GSA measurements may be increased through the purchase of Transfer of Development Credits (TDCs), as discussed in the section below.
 3. The project proposes the use of 379 TDCs, which is within the maximum allowable (467) TDCs for a 6,135 square foot lot.
 4. Though the existing development does not meet the standard side setbacks, the proposed project will comply with this standard since the proposed addition and remodel is conditioned to meet current setback requirements, and the existing development within the side setback will not be altered as part of this project.

Transfer of Development Credits

The Transfer of Development Credits Program (TDCs) may be used to transfer allowable footprint and GSA for lots within certain areas to more suitable sites within Cambria. An adequate fee may be paid to the Land Conservancy of San Luis Obispo County to allow for purchase of typical lots within the preservation (special study) areas, plus sewer assessments and administrative costs. For lots eligible to receive TDCs, the number of TDCs that can be used on any one house shall be evaluated against the following criteria:

- a. Site Design.** The use of TDCs shall not result in an appearance which would be incompatible with homes in the surrounding area.
- b. Maximum TDC Use.** Total increase in Footprint or Gross Structural Area due to the purchase of TDCs shall not exceed the following:
 - 1,750 -3,499 square foot lot size (base area = 1,750 sq. ft.): 100 square feet

- 3,500 – 5,249 square foot lot size (base area = 3,500 sq. ft.): 300 square feet
- 5,250 square foot and larger (base area = 5,250 sq. ft.): 400 square feet

Note: Where building sites are different than the base area in the appropriate category, a proportionally adjusted number of TDCs may be permitted.

Staff Response: The project proposes to use 379 square feet of TDCs, which is within the maximum allowable TDCs for a 6,135 square foot lot. As described above, lots in the 5,250 square foot range and larger are eligible for a maximum of 400 square feet of TDCs, but can be multiplied by the oversized lot adjustment factor. Thus, the maximum allowable TDCs for the proposed project would be 467 (400 x 1.168), therefore the project complies with the TDCs program standards. Before issuance of a construction permit, the applicant will be required to provide verification in the form of a receipt from the Land Conservancy that the TDCs were purchased.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed residence is consistent with applicable design criteria.

Impermeable Surfaces. Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and visual quality of public view corridors.

Staff Response: The proposed project consists of a 768 square foot addition to an existing residence, the construction of 700 square feet of new decking, 110 square foot covered porch, and a 150 square foot roof deck constructed above the proposed addition. The project complies with this guideline, as a majority of the new decking (538 square feet) is permeable and within the size allowed, and the driveway and walkways are the minimum areas required to provide access to the two car garage and existing residence. The existing impermeable development covers approximately 2,250 square feet of the lot, or 37% of the total site. The proposed additions will bring the total amount of impermeable development to approximately 2,794 square feet or approximately 46% of the total site. As conditioned, the project will comply with the Erosion Control section of the Areawide Planning Standards, and a Drainage Plan shall be reviewed and approved by Public Works.

Parking Drives and Garages. Two off-street spaces are required for each single-family dwelling, and at least one space shall be covered. The design criteria for parking drives and garages encourages placement that does not dominate the site or the design of the house.

Staff Response: This project complies with this standard because there is an existing two car garage attached to the existing residence, and because the garage was designed to integrate with the design and materials of the residence, and therefore does not dominate the design of the residence.

Topography. The site design should follow the natural contours of the site where possible.

Staff Response: The subject lot has previously been developed and the topography is gently rolling to moderately sloping, with an average slope of approximately 22%. The project complies with this standard because the existing residence follows the existing contours with a stepped foundation, and the proposed additions involve minimal grading and will follow existing contours through a stepped foundation approach.

Drainage. Drainage systems should be designed to retain water on-site and encourage infiltration when feasible.

Staff Response: The project complies with this guideline as it will be designed and constructed to retain water on-site, and the project is conditioned to provide a drainage plan, consistent with the North Coast planning area standards, to Public Works for review and approval.

Building Design Standards. The design should incorporate architectural details and varied materials to reduce the apparent mass of structures and should achieve an appearance that is appropriate for the character of the neighborhood.

Staff Response: The proposed project includes articulation to break up the bulk of the structure and is designed to integrate with the design and materials of the existing residence which is compatible in design and color with the neighborhood design patterns.

LAND USE ORDINANCE STANDARDS:

Section 23.01.043 – Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area (ESHA), according to official County maps. Areas within ESHA are considered appealable based on section 23.01.043c.(3)(i) of the CZLUO.

Staff Response: The proposed development will occur on a site that is currently developed and will not disrupt any existing habitat. There are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.

Chapter 7: Combining Designations

Section 23.07.080: Geologic Study Area

A Geologic Study Area combining designation is applied by the Official Maps (Part III) of the Land Use Element, to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. This section requires projects located within a GSA to include a report prepared by a certified engineering geologist. The report must identify, describe, and illustrate, where applicable, potential hazards of surface fault rupture, seismic shaking, and liquefaction or landslide.

Staff Response: Under Section 23.07.080(b), the proposed project qualifies for an exemption from this requirement because the valuation of the proposed residential additions is less than 50% of the assessed value of the existing structure. Specifically, the estimated valuation for the proposed residential additions is approximately \$84,200, which is equivalent to 24% of the assessed value of property improvements (\$348,367 according to County Assessor records).

23.07.104 – Archaeologically Sensitive Area

Prior to issuance of a land use or construction permit for development within an archaeologically sensitive area, a preliminary site survey shall be required. The purpose of this preliminary site survey is to examine existing records and to conduct a preliminary surface check of the site to determine the likelihood of the existence of resources.

Staff Response: An archaeological surface survey was completed for the project site by Thor Conway, Heritage Discovery Inc. on August 12, 2015. The survey yielded positive results of cultural resources on the project site. Based on these results, it is not recommended that Phase

II archeological subsurface testing and Phase III mitigation excavations be required for the project. However, it is recommended that a monitoring plan be implemented, and have an archaeologist and Native American monitor all soil disturbance associated with grading cuts and construction excavations associated with the project. As conditioned, the applicant shall implement a monitoring plan and retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan.

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.07.160(e) – Sensitive Resource Area (SRA)(TH)

Any land use permit application within a Sensitive Resource Area shall be approved only where the Review Authority can make the following required findings:

1. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.

Staff Response: The project is located within the Monterey Pine Forest sensitive resource area. Development of the proposed residential additions will not create significant adverse effects on the natural features (slopes, trees, habitat) or vicinity that were the basis for the Sensitive Resource Area designation (Monterey Pine) because only minor grading will occur, and there are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property. The proposed residential addition has been sited to reduce impacts on site, and designed to conform to the existing slopes of the site.

2. Natural features and topography have been considered in the design and siting of all proposed physical improvements.

Staff Response: The proposed residential additions consider the natural features and topography of the site through its design and siting because the proposed additions involve minimal grading and will follow existing contours through a stepped foundation approach.

3. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.

Staff Response: The project will not create significant adverse effects on identified sensitive resources because the proposed project is located on a previously disturbed site, and because the clearing of topsoil for the proposed residential additions is the minimum necessary to achieve safe and convenient access and siting of the proposed additions. There are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.

4. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Staff Response: Soil and subsoil conditions are suitable for any proposed excavation because the project will not significantly alter existing drainage patterns, and drainage improvements will be designed to prevent soil erosion and sedimentation through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.

Section 23.07.166 – Minimum Site Design and Development Standards

Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or subsequent operation of the use, except where authorized by Development Plan approval.

Staff Response: The project will not create significant adverse effects on identified sensitive resources because the proposed residential additions involve minimal site disturbance and there are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.

Section 23.07.170(b) – Environmentally Sensitive Habitats (ESH)

Any land use permit application within Environmentally Sensitive Habitats shall be approved only where the Review Authority can make the following required findings:

1. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat.

Staff Response: The project will not create a significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the proposed residential additions involve minimal site disturbance and will not impact any biological resources. There are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.

2. The proposed use will not significantly disrupt the habitat.

Staff Response: The project will not significantly disrupt the habitat because it is located within an existing urban developed neighborhood and the proposed residential additions are attached to the rear of an existing single-family residence and will result in minimal site disturbance.

Section 23.07.176 – Terrestrial Habitat Protection

Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.

Staff Response: The project site and the surrounding neighborhood are within a Monterey pine forest, the basis for the Sensitive Resource and Terrestrial Habitat combining designation. The proposed residential additions will not result in the removal of any Monterey pines, vegetation that is rare or endangered, or that serves as habitat for rare or endangered species. The proposed development has been sited to reduce the amount of site disturbance and will involve minimal grading.

COASTAL PLAN POLICIES:

Shoreline Access:	N/A	
Recreation and Visitor Serving:	N/A	
Energy and Industrial Development:	N/A	
Commercial Fishing, Recreational Boating and Port Facilities:	N/A	
Environmentally Sensitive Habitats:	<input checked="" type="checkbox"/>	Policy No(s): 1, 2, 29 & 30
Agriculture:	N/A	
Public Works:	<input checked="" type="checkbox"/>	Policy No(s): 1 & 7
Coastal Watersheds:	<input checked="" type="checkbox"/>	Policy No(s): 8, 9, 10 & 11
Visual and Scenic Resources:	<input checked="" type="checkbox"/>	Policy No(s): 1 & 2
Hazards:	<input checked="" type="checkbox"/>	Policy No(s): 1 & 2
Archeology:	<input checked="" type="checkbox"/>	Policy No(s): 1 & 6
Air Quality:	N/A	

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats

Policy 1: New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.

Staff Response: This project complies with this policy because the proposed Residential additions involve minimal site disturbance and will not disrupt resources on the site or remove any Monterey Pine trees or other native vegetation.

Policy 2: The applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.

Staff Response: The proposed project will occur on a previously developed site and will not significantly disrupt sensitive habitats or its resources, or remove any Monterey Pine trees or other native vegetation.

Policy 29: Development adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with continuance of such habitat areas.

Staff Response: The proposed project complies with this standard, as the proposed residential additions will involve minimal site disturbance, will not remove any Monterey pine trees or impact any native vegetation.

Policy 30: Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.

Staff Response: The proposed project will not require the removal of any native trees. Areas disturbed by the proposed project will be planted with drought tolerant native species as landscaping.

Public Works

Policy 1: Availability of Service Capacity applies to the project: New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

Staff Response: The proposed project is served by the Cambria Community Service District. The Cambria Community Services District confirmed the availability of water and sewer for the proposed development in a letter dated July 13, 2015.

Policy 7: A permit is required for projects within the coastal zone.

Staff Response: The applicant is requesting approval of a Minor Use Permit / Coastal Development Permit, consistent with the requirements of this policy.

Coastal Watersheds

Policy 8: Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period.

Staff Response: The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation.

Staff Response: The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance, as conditioned in Exhibit B.

Policy 10: Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses.

Staff Response: The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works department for approval, and shall implement the approved drainage plan, displaying that construction of the proposed residential additions will not increase erosion or runoff.

Policy 11: In suitable recharge areas, site design and layout shall retain runoff on-site to the extent feasible to maximize groundwater recharge and to maintain in-stream flows and riparian habitats.

Staff Response: The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.

Visual and Scenic Resources

Policy 1: Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved and protected, and in visually degraded areas restored where feasible.

Staff Response: The proposed project complies with this policy as the project will be developed on an existing gently rolling to moderately sloping lot. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly block existing scenic vistas.

Policy 2: Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors.

Staff Response: The proposed project complies with this policy, as the proposed residential additions will be developed on a lot with an existing two-story single family residence located at 1745 Newhall Avenue, in a neighborhood with similar residential structures. The proposed development will not block or obstruct public views to the ocean or scenic coastal areas, and is sited not to obstruct views from major public view corridors.

Hazards

Policy 1: All new development proposed within areas subject to natural hazards from geologic or flood conditions shall be located and designed to minimize risks to human life and property.

Staff Response: The proposed project complies with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: New development shall ensure structural stability while not creating or contributing to erosion or geological instability.

Staff Response: The proposed project complies with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion or geological instability.

Archaeology

Policy 1: The County shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.

Staff Response: The project site is located in an Archeologically Sensitive Area. An archaeological surface survey was completed for the project site by Thor Conway, Heritage Discovery Inc. on August 12, 2015. The survey yielded positive results of cultural resources on the project site. Based on these results, it is not recommended that Phase II archeological subsurface testing and Phase III mitigation excavations be required for the project. However, it is recommended that a monitoring plan be implemented, and have an archaeologist and Native American monitor all soil disturbance associated with grading cuts and construction excavations associated with the project. As conditioned, the applicant shall implement a monitoring plan and

retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan.

COMMUNITY ADVISORY GROUP COMMENTS:

"The North Coast Advisory Council with the recommendations by the Land Use Committee recommends approval of the project if deck addition calculations and the GSA are verified by County as conforming to standards, objects are removed in the 3' setbacks (water softener cabinet), Drainage Plan is conducted keeping water on site to the maximum extent possible, guest unit is not rented as a separate dwelling, and all existing water fixtures meet the new standards under Title 4 of the district Code. Neighborhood concerns should be taken into consideration. Concerns expressed by neighbors included impacts to ocean views from homes above and to the east, roof top deck (although an allowed use) out of character for neighborhood esp. if railings are solid (wall) rather than open (wire or clear), questions use of TDC eligibility, and general construction fatigue in this neighborhood due to an ongoing project at nearby location."

Staff Response: The proposed residential remodel and additions conform to the Planning Area standards and the Coastal Zone Land Use Ordinance standards in terms of deck addition calculations, GSA and proposed setbacks. The project will be designed and constructed to retain water on-site to the maximum extent possible, and is also conditioned to submit a drainage plan for review and approval by the County Department of Public Works. The proposed additions and remodel design will eliminate the existing lower level guest unit by providing an interior access between the lower and upper level living areas so that all of the habitable spaces function as one, two story residence. All existing and new water fixtures shall comply with the conditions from the Cambria Community Services District, which include the current standards under Title 4 of the District Code. Neighborhood concerns have been taken into account and the north, east, and south "railings" of the proposed roof deck would be wood siding, indistinguishable from Newhall, from the siding of the rest of the west addition below that roof deck. The project proposes the use of TDCs which is allowed under the Cambria Urban Area Standards. Specifically, this project proposes to use 379 square feet of TDCs, which is within the maximum allowable TDCs for a 6,135 square foot lot. Before issuance of a construction permit, the applicant will be required to provide verification in the form of a receipt from the Land Conservancy that the TDCs were purchased. The proposed project is a residential addition and remodel which is an allowed use because it would be constructed on an existing lot of record within the Residential Single Family land use category.

AGENCY REVIEW:

Public Works – The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required (Tim Tomlinson, May 11, 2015).

Building Department – The project to comply with applicable building codes (Michael Stoker, May 18, 2015).

Cambria Community Services District (Sewer & Water) – The CCSD issued a confirmation of water and sewer availability letter for the proposed project dated July 13, 2015. The project is authorized with conditions.

Cambria Community Services District (Fire) – Per CCSD Fire Plan Review letter dated July 14, 2015: The project is authorized with conditions.

California Coastal Commission – No comments received.

LEGAL LOT STATUS:

The lot was legally created by recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Cody Scheel and reviewed by Karen Nall.